159.0	0008	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	672,400	/	672,400
USE VALUE:	672,400	/	672,400
ASSESSED:	672,400	/	672,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GENTILE PAUL PETER
Owner 2:	GENTILE KATHLEEN M
Owner 3:	
Street 1:	142 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Clapboard Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	252,400		420,000	672,400
Total Card	0.138	252,400		420,000	672,400
Total Parcel	0.138	252,400		420,000	672,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.10 | /Parcel: 453.10

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	105996
GIS Ref	
GIS Ref	
Insp Date	05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0019.0

!12441!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,400	0	6,000.	420,000	672,400		Year end	12/23/2021
2021	101	FV	243,400	0	6,000.	420,000	663,400		Year End Roll	12/10/2020
2020	101	FV	243,400	0	6,000.	420,000	663,400	663,400	Year End Roll	12/18/2019
2019	101	FV	204,800	0	6,000.	420,000	624,800	624,800	Year End Roll	1/3/2019
2018	101	FV	204,200	0	6,000.	354,000	558,200	558,200	Year End Roll	12/20/2017
2017	101	FV	204,200	0	6,000.	324,000	528,200	528,200	Year End Roll	1/3/2017
2016	101	FV	204,200	0	6,000.	276,000	480,200	480,200	Year End	1/4/2016
2015	101	FV	191,100	0	6,000.	240,000	431,100	431,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:45:15

LAST REV

Date	Time
07/24/18	11:25:39
apro	

PAT ACCT. 12441

USER DEFINED

Prior Id # 1:	105996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GENTILE PETER P	28537-455		5/5/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2009	276	Dormers	30,000			G10	GR FY10	10X16 DECK, BATHRO

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	BS	Barbara S
6/30/2009	Info Fm Prmt	BR	B Rossignol
10/21/2008	Meas/Inspect	355	PATRIOT
4/25/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	3 - Concrete		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.02683783
Adj $ / SQ:	152.485
Other Features:	72021
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342919
Depreciation:	90531
Depreciated Total:	252388

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

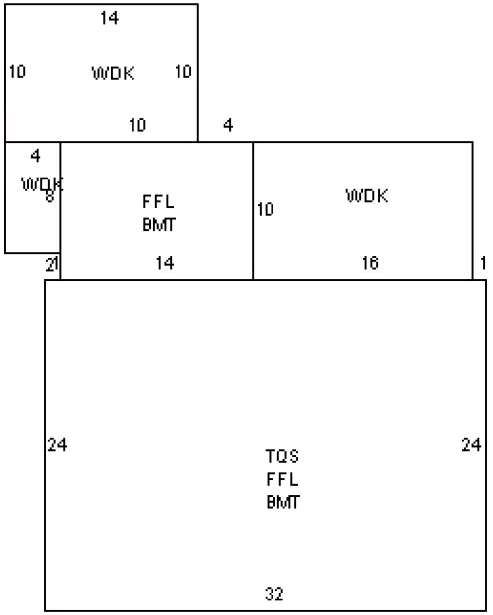
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	152.49
Special Features:	0	Val/Su Net:	92.66
Final Total:	252400	Val/Su SzAd	170.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	908	45.750	41,537
FFL	First Floor	908	152.490	138,457
TQS	3/4 Story	576	152.490	87,832
WDK	Deck	332	9.250	3,072

Net Sketched Area:	2,724			Total:	270,898
Size Ad	1484	Gross Area	2916	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0008-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	